

THREE LAKES ZONING ADVISORY COMMITTEE
MINUTES OF SPECIAL MEETING
FEBRUARY 12TH, 2009

MEETING WAS CALLED TO ORDER AT 4:05 PM.

COMMITTEE MEMBERS PRESENT WERE: PAT VOLK, GEORGE LEIMBACHER,
SCOTT SODER, MITCH FLANNERY & NORRIS ROSS

ALSO PRESENT WERE: TOWN BOARD MEMBER ED COTTINGHAM, TOWN
CLERK COURTNEY PETERSON, PETE WAGNER & DIANN KOSHUTA FROM
ONEIDA COUNTY PLANNING & ZONING, AND ED JACOBSEN

A MOTION WAS MADE TO APPROVE THE AGENDA BY LEIMBACHER,
SECONDED BY VOLK. PASSED, ALL AYES.

DISCUSSION WAS HAD REGARDING A CUP APPLICATION FROM LARRY
BACON FOR A STORAGE YARD. FOLLOWING TESTIMONY FROM PLANNING
& ZONING AND REVIEW OF PHOTOS OF THE SITE ALONG HWY 45 & 32, A
MOTION TO RECOMMEND TO THE TOWN BOARD TO DENY THE CUP WAS
MADE BY FLANNERY AND SECONDED BY ROSS. A VOTE FOLLOWED OF
ALL AYES.

THE REASONS FOR DENIAL WERE:

1) THE PROJECT DESCRIPTION ON THE APPLICATION WAS TOO VAGUE.
MAXIMUM NUMBERS OF VEHICLES/MACHINES/PRODUCTS TO BE STORED
SHOULD BE MENTIONED, ETC.

2) THE APPLICANT'S ABILITY OR WILLINGNESS TO FOLLOW THROUGH
WITH STATED PLANS IS QUESTIONABLE GIVEN THE LAST 10 +/- YEARS OF
DETAILED ACCOUNTS BY PLANNING & ZONING REGARDING CITATIONS
AND FAILURES TO COMPLY WITH COURT ORDERS.

3) THE SITE IS IN AN AREA KNOWN FOR HIGH SEASONAL GROUND WATER
AS WITNESSED BY THE NEED FOR MOUND-TYPE SEPTIC SYSTEMS. STORED
VEHICLES AND EQUIPMENT ALL CONTAIN FLUIDS THAT HAVE A GREAT
TENDANCY TO LEAK. CUP APPLICATION STATES PLASTIC CONTAINERS
SHALL BE PLACED TO CATCH ANY FLUIDS, HOWEVER, THAT COULD ONLY
BE EFFECTIVE IF ALL THE VEHICLES AND EQUIPMENT WERE COVERED TO
PREVENT RAINWATER & WIND FROM OVERFLOWING OR

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UPSETTING THE CONTAINERS. SITE CONTAMINATION IS LIKELY WITH THIS PLAN.

4) THE APPLICATION ASKS FOR A STORM-WATER RUN-OFF PLAN. NONE WAS GIVEN.

5) THERE WAS A MAP SUBMITTED WITH THE APPLICATION SHOWING THE AREA TO BE USED FOR STORAGE AS HIGHLIGHTED. THE MAP SHOULD SHOW DIMENSIONS FROM THE STORAGE AREAS TO ALL PROPERTY LINES AND WETLANDS.

6) THREE LAKES HAS NUISANCE CODES THAT NEED TO BE COMPLIED WITH. SECTION 46-9 STATES THAT ANY PERSON THAT STORES OR ACCUMULATES MOTOR VEHICLES THAT AREN'T CURRENTLY LICENSED NEEDS TO BE A LICENSED DEALER. 46-11 STATES THAT ANY CONTAINERS, LIKE REFRIGERATORS, NEED TO BE LOCKED IN A BUILDING OR DISABLED SO AS TO KEEP CHILDREN FROM GETTING TRAPPED INSIDE. THE APPLICATION HAS TO SHOW THAT NO CONTAINERS SUCH AS THESE WILL BE STORED OR THAT ANY CONTAINER SHALL BE DISABLED.

NO APPLICTION HAS BEEN RECEIVED BY THE TOWN FROM JOHN THORNTON. IT WAS DECIDED TO TABLE THIS DISCUSSION AND CALL ANOTHER SPRECIAL MEETING IF AN APPLICTION IS RECEIVED PRIOR TO THE FEBRUARY 17TH, 2009 TOWN BOARD MEETING.

OPEN DISCUSSION: ED JACOBSEN, OWNER OF THE THREE LAKES PETROLEUM MUSEUM THANKED THE TOWN FOR THEIR SUPPORT OF HIS NON-PROFIT VENTURE. HE STATED THAT THE COUNTY IS REQUIRING A TRIPLE CUP APPLICATION FEE DUE TO THE FACT THAT HIS APPLICATION WAS MADE "AFTER-THE-FACT". AFTER READING A LETTER FROM JACOBSEN TO THE COUNTY PLANNING & ZONING OFFICE, OUR COMMITTEE AGREES THAT THE "AFTER-THE-FACT" APPLICATION COULDN'T BE AVOIDED AND THAT JACOBSEN NEVER INTENDED TO DODGE ANY RESPONSIBILITY WITH REGARD TO OBTAINING A PERMIT. PLANNING & ZONING OFFICIALS IN ATTENDANCE WERE GOING TO HAVE FURTHER DISCUSSIONS REGARDING THE MATTER.

MEETING WAS ADJOURNED.